

Westfield Parramatta

Landscape / Public Domain

Indicative Concept Plan



CLIENT: SCENTRE GROUP
PREPARED: Site Image Landscape Architects
ISSUE: G - Indicative Concept Plan
DATE: 29 July 2020

A. INTRODUCTION

Site Image prepared the landscape and public design report as part of the approved 2012 Part 3A building and public domain upgrading proposals for Westfield Parramatta, This landscape and public domain Indicative Concept Plan report has been prepared in support of the Indicative Concept Plan as set out in accompanying architectural, planning and associated consultant team documents.

The report provides a description and analysis of existing landscape / public domain and streetscape to the existing centre. The report then describes upgrading strategies in keeping with Council’s Public Domain Guidelines. The focus of landscape and public domain upgrading is the Argyle and Church Street frontages and indicative plans for level 2 and level 6.

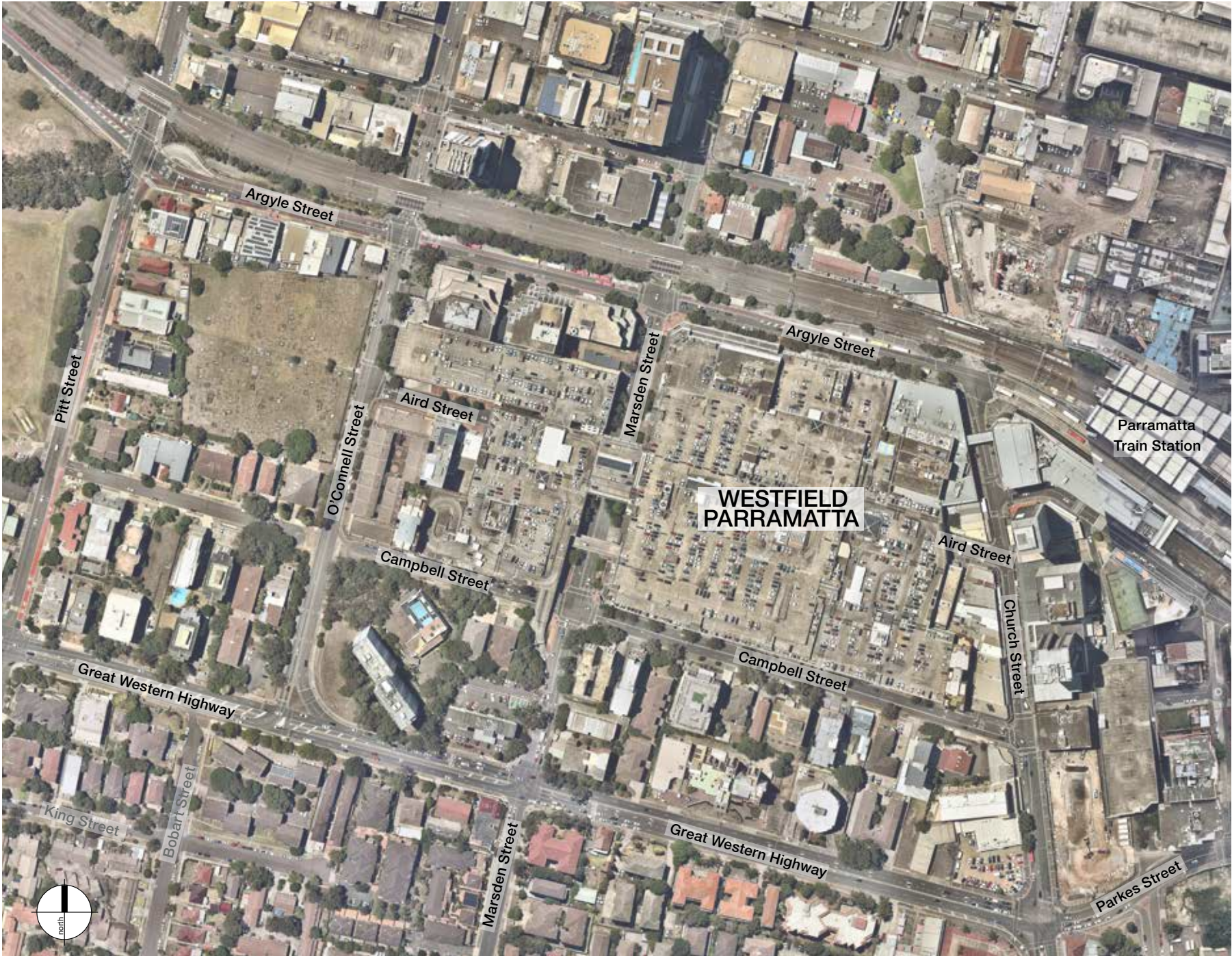
In keeping with the general nature of the Major Project Application landscape documents, improvements are described in general to define the strategy, as a basis for subsequent concept design development in consultation with Council, and thereafter detailed development application plans for respective staged building improvements. We welcome consultation with Council officers in preparing detailed proposals, and confirm that proposals described in this report are subject to design development to meet the detailed requirements of Council.

The proposed relocation of the approved tower MP10_0068 initiates a public domain improvement program for the allied streetscape, providing improvement to the environs and amenity of the public, patrons, residents, tenants and staff of the centre. City of Parramatta DCP’s codes and guidelines set out the framework for public domain, including the following relevant policies and codes:

- Public Domain Guidelines dated July 2017, including street trees, accessibility, pavements and street fixtures and furniture;
- Sample Analysis Context Plans;
- Outdoor Dining Policy;
- Parramatta Lanes Policy;
- Public Art Policy.

It is noted that the proposals have been prepared with regard to addressing the SEAR’s letter of 29 September 2017, Section 7 ‘Public Domain and Public Access’. In particular proposals have been prepared to respond to the detail of items 7.1 and 7.2, being:

- 7.1 Outline the scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange; and
- 7.2 Include a Public Domain Upgrade Plan for the project covering the street edges of Church, Argyle, Marsden, Aird and Campbell Streets.



Context Aerial Plan

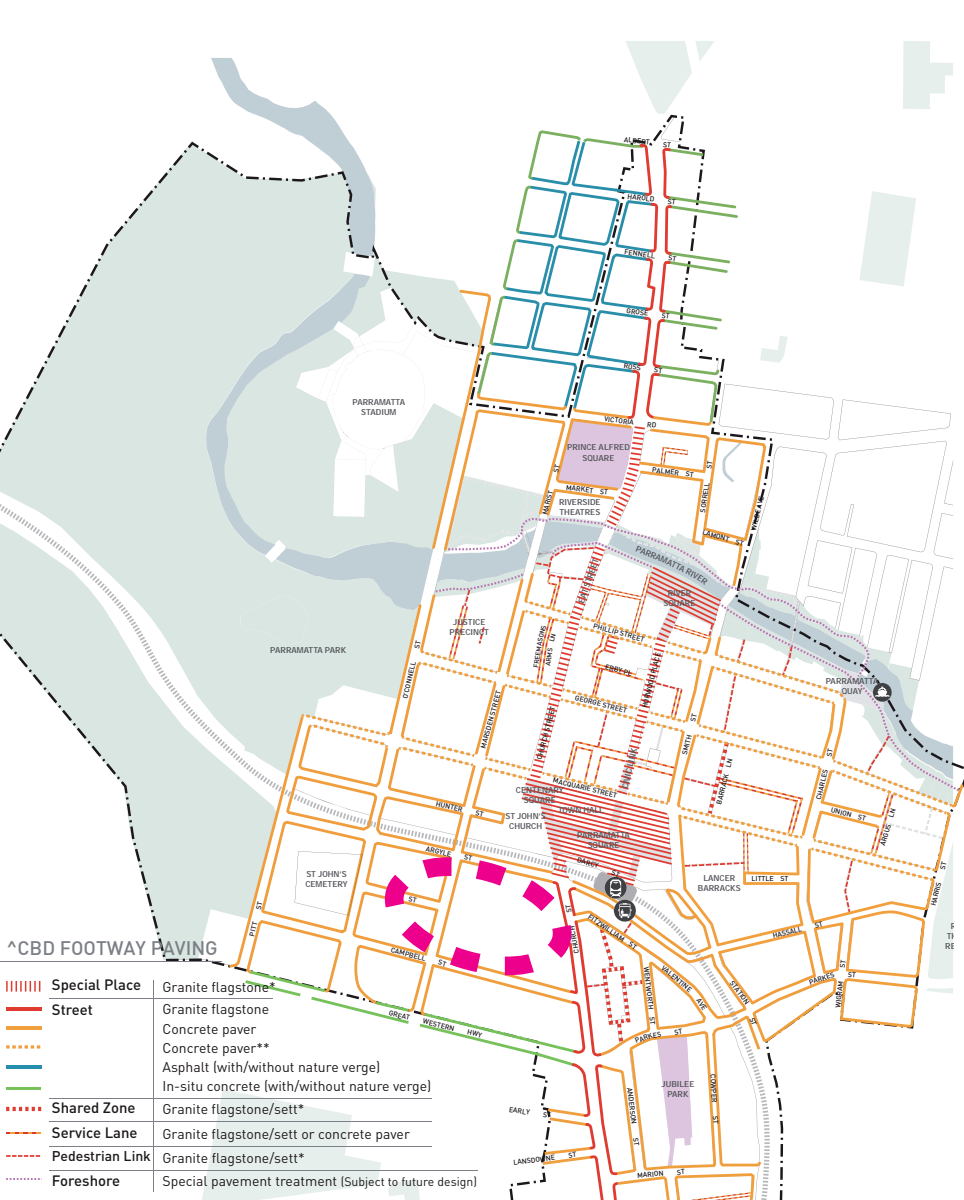
B. CBD CONTEXT AND CONNECTIVITY TO WESTFIELD PARRAMATTA

The proposals have considered Council’s Public Domain Guidelines (July 2017) including the adjacent diagrams, taken from Council’s DCP and Public Domain documents. These illustrate the key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange.

The diagrams show the importance of Westfield Parramatta as the anchor to the southern edge of the CBD, and the importance of the Church Street underpass as the principal pedestrian link towards Parramatta Square. The diagrams demonstrate the proximity and good pedestrian connectivity to the Parramatta Rail Station and Parramatta Transport Interchange. The Parramatta City Centre Public Domain Framework Plan 2012 clearly demonstrates the hierarchy of streets and lanes, public spaces and parks, connections to the city foreshore area, and civic features and public art elements.

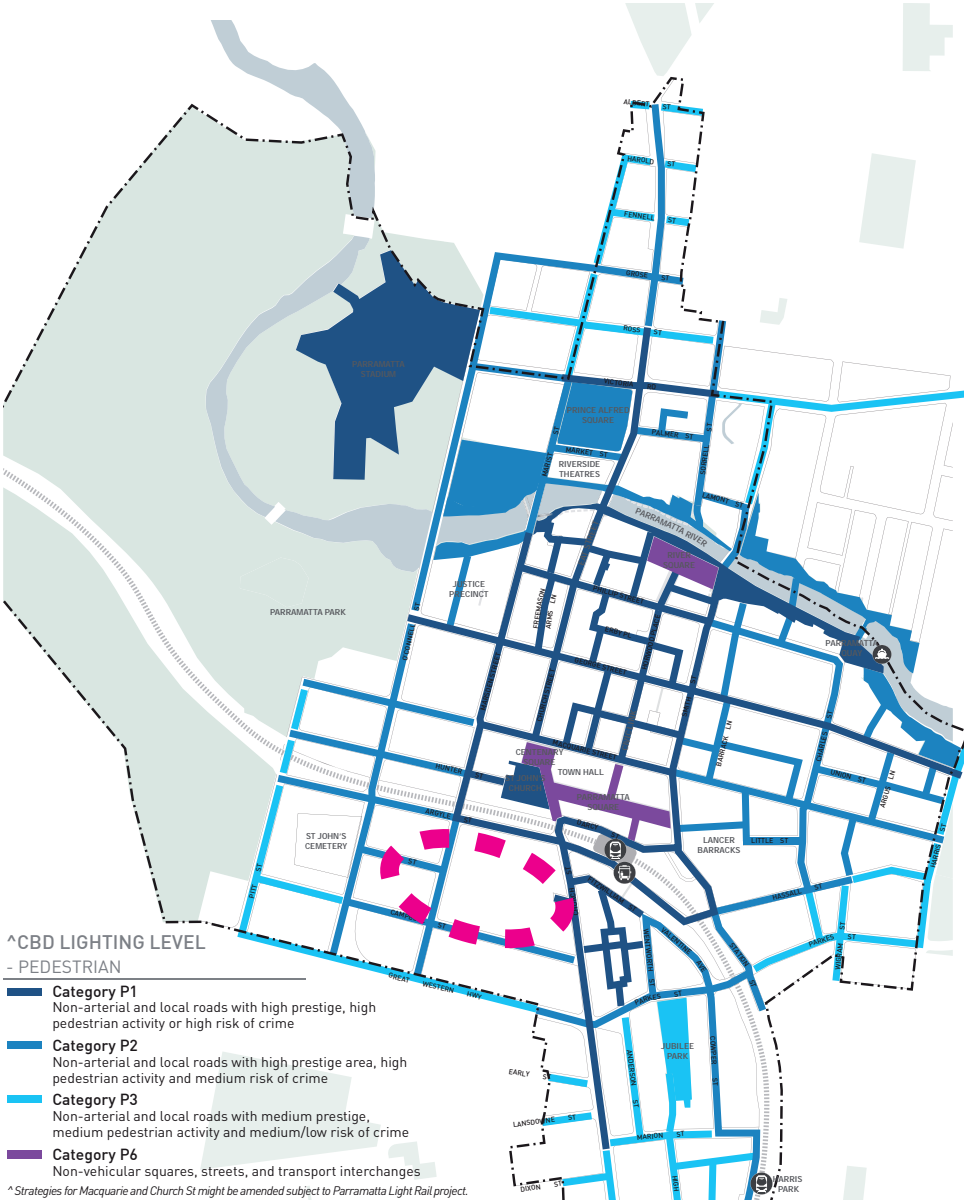
CENTRE STRATEGIES
CBD

Figure 4.2 CBD - Paving Strategy



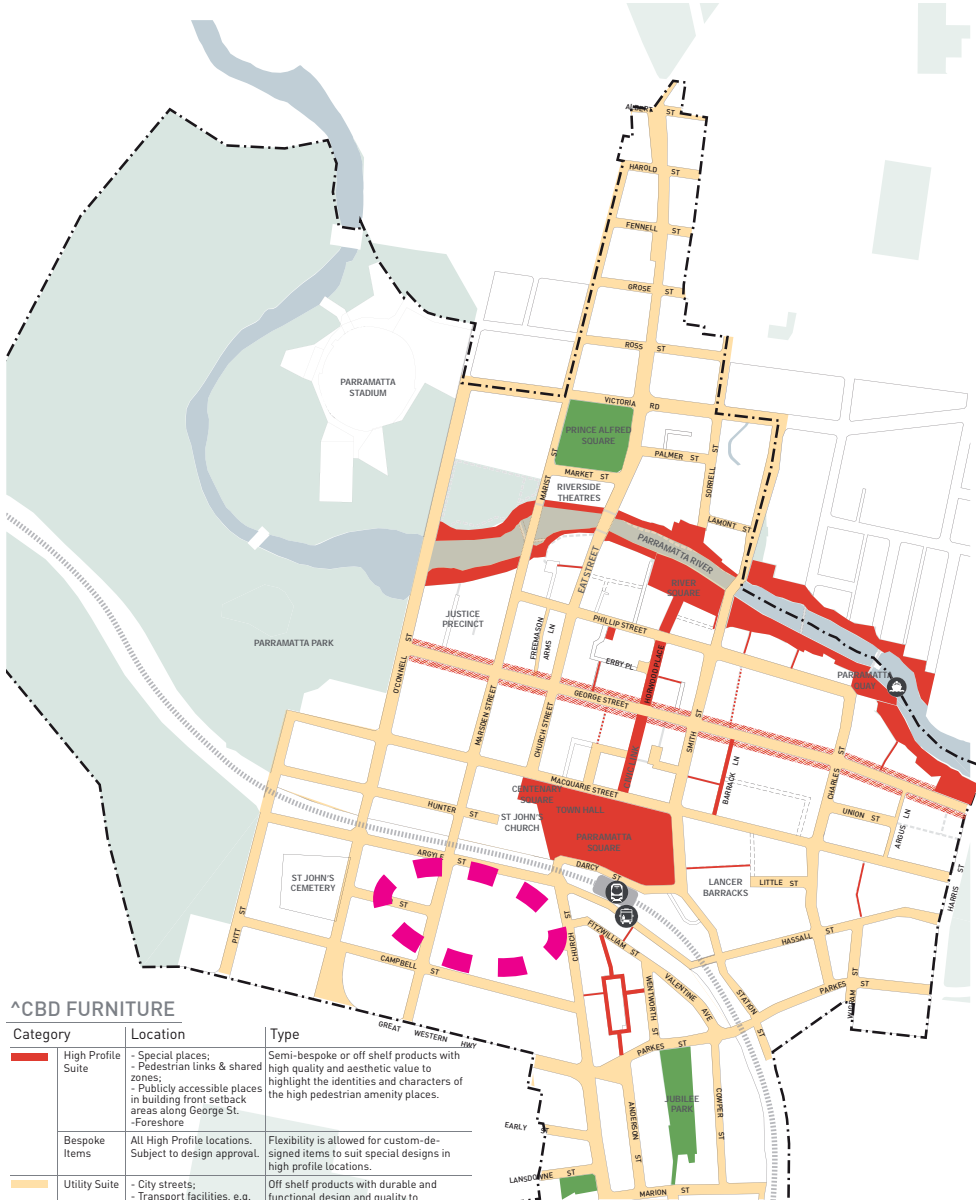
CENTRE STRATEGIES
CBD

Figure 4.10 CBD - Pedestrian Lighting Level Strategy

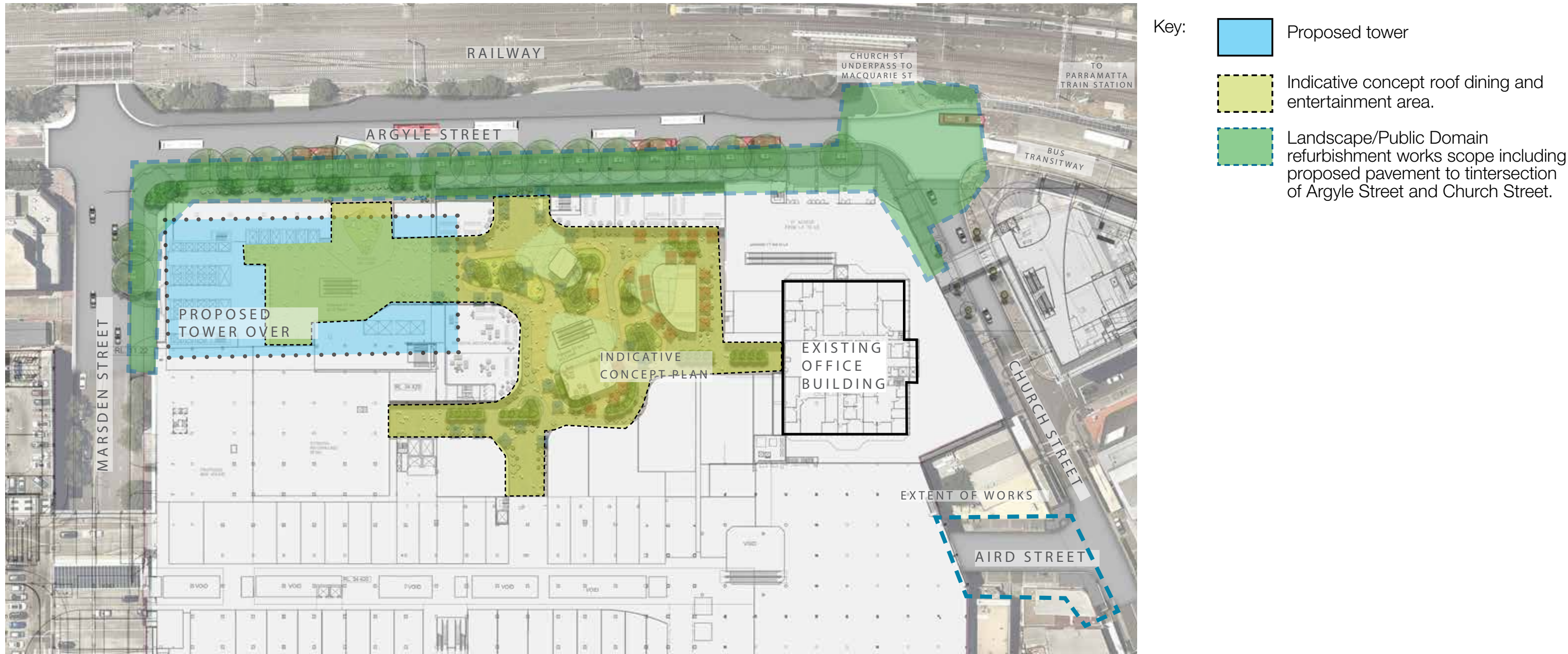


CENTRE STRATEGIES
CBD

Figure 4.8 CBD - Furniture Strategy



C. PROJECT SCOPE AND LANDSCAPE / PUBLIC DOMAIN EXTENT



Indicative Concept Plan for Streetscape / Public Domain and Roof Dining and Entertainment Area

Council’s Public Domain Guidelines have previously been substantially implemented in the existing streetscape improvements to Westfield Parramatta on Church Street and the first adjoining portion of Argyle street.

This plan demonstrates that the landscape and public domain scope to be addressed in this report is the frontages to the current amended proposals for the commercial tower relocation and street entry to ground floor lobby. The current proposals in this report describe the Argyle Street public domain including indicative concept plan for upgrading the Church Street frontage to streetscape pavements and associated seating and detailed elements in accordance with the Public Domain Manual of 2017.

The following pages provide indicative concept masterplan level outline of the upgrading proposals for the Argyle and Church Street frontages as part of the Indicative Concept Plan proposals for relocation of the proposed tower. In addition there is description of the existing condition and proposed improvements for Aird Street (east), and the northern part of Marsden Street as shown on the plan. Indicative concepts for public art / improvements to the Church Street underpass to the north of Argyle Street is described.

D. REVIEW OF EXISTING PUBLIC DOMAIN - CONTEXT

Generally, Westfield Parramatta constitutes a significant urban precinct of the Parramatta City Centre, occupying four city blocks, and having numerous elevated pedestrian and vehicular links above streets traversing the centre. The adjoining street frontages provide the retail and civic address for Westfield Parramatta, with corners, gateway locations, and pedestrian and car entries given significant identity treatments, supported by directional and way-finding traffic signage to these focal locations. Pedestrian entries are provided large identity architectural treatment and signage, and provide significant activation of the urban environment.

Generally, Argyle and Church Street streetscapes and the public domain are proposed to be upgraded, which include:

- A Indicative Concept Plan for a high-rise commercial office building and associated upgrading of the Argyle Street façade at ground level, as part of public domain improvements.
- The proposal is to include a landscaped podium to the proposed concept tower, and also includes street / public domain improvements focused in the Argyle Street and Church Street related frontages. Refer to accompanying planning and architectural documents for the specific content of development.



Public Domain Areas under consideration - Argyle and Church Streets with proposed upgrading.



E. REVIEW OF EXISTING PUBLIC DOMAIN - DETAILED ELEMENTS

The accompanying photographs illustrate the range of footpath and public domain finishes occurring around the existing centre. The areas of recently upgraded pavement and furniture on Church and Argyle Streets reflect the new public domain code. Other frontages principally reflect Council's previous public domain code. Westfield are to participate with Council in the civic improvements of Argyle and Church Streets, to be funded from developer levies and Council funds.

Paving type 01



- Current code: 300 x 300 Pebblecrete PPX288
- Location: Church Street & Argyle Street (portion)

Paving type 02



- Stamped concrete 'brick pattern'
- Location: Argyle Street, beneath colonnade

Paving type 03



- Bricks in 90° Herringbone pattern with header
- Location: Argyle Street

Paving type 04



- Herringbone pattern bricks with accent banding
- Location: Corner of Argyle & Marsden Streets

Paving type 05



- Bricks in 45° Herringbone pattern with header
- Location: Argyle, Marsden, Aird, & Campbell Sts.

Paving type 06



- Unit paving 100 x 100mm square
- Location: Argyle Street entrance to Myer store

Paving type 07



- Asphalt
- Location: Small section of Argyle Street

Tree Pit 01



- Terra-Bond tree planter surround
- Location: Argyle Street

Tree Pit 02



- Consolidated crushed granite tree planter surround

Tree Pit 03



- Cast Iron Grate to Tree Pit, Brick edge
- Location: Campbell and Aird Streets

Paving type 08



- Concrete footpath within planting beds
- Location: O'Connell Street

Planting 01



- Council public domain hedge and fence detail
- Location: Church Street

Bollard 01



- Current code: Stainless Steel Bollards
- Location: Corner of Argyle & Church Streets

Bollard 02



- 'SFA' Bollards
- Location: Marsden and Aird Streets

Seat 01



- 'SFA' Timber Seat
- Location: Argyle Street

Litter Bin 01



- 'SFA' Litter Bin
- Location: Argyle and Marsden Streets

Fence / Barrier 01



- Aluminium palisade fence
- Location: Marsden Street

Fence / Barrier 02



- Aluminium palisade fence
- Location: Marsden Street

Fence / Barrier 03



- Aluminium palisade fence
- Location: Marsden Street median

Banner Poles 01



- Banner poles
- Location: Marsden Street median

F. REVIEW OF EXISTING PUBLIC DOMAIN - UPGRADING OPPORTUNITIES

Key frontages to Church Street and part of Argyle Street have been upgraded to the current Council paving code with honed concrete units, with the large majority being clay brick pavers consistent with earlier code requirements. Street trees are prominent on almost every frontage, varying from the spreading deciduous canopies of Plane trees, to streets with Brush Box, Eucalyptus, Casuarina, Paperbark and Magnolia trees. These trees are generally consistent with Council’s Street Tree Masterplan, with the exception of Church Street, where extensive in-ground services and pedestrian tunnel below have resulted in Magnolia trees in freestanding planters.

Issues to be broadly addressed by and through application of Council’s public domain system include:

- Providing civic identity, suitable street address, and visual connectivity that reinforce to the CBD public domain character;
- Unify the key frontages of Argyle and Church Streets with the public domain of Parramatta, in keeping with the goals of the public domain guidelines;
- Creating visually interesting streetscapes to encourage gathering and public surveillance, or to dissuade use deemed inappropriate;
- Provide high quality spaces that respond to the varying user needs of the bus interchange, taxi ranks, and pickup/set-down street frontages;
- Consider with Council implimentation of public art and local identity elements as appropriate;
- Consider design initiatives to respond to the DCP including sustainable transport; ecology; street tree masterplan; public art; etc.

Specific design issues to be addressed in the development of detailed concept plans for proposed streetscape improvements include:

- Existing vegetation and tree assessment and response in the design;
- Responding to the specific design circumstance of pedestrian and loading dock entry from Marsden Street.
- Design of colonnade spaces that interface with the footpath;
- Consider bus interchange signage and functionality to respond to authority requirements as well as special opportunities for civic identity
- Response to architectural frontages, fire egresses, driveway crossings, services, lighting, security, emergency and functional detailed aspects
- Street and public domain lighting levels to be reviewed by specialist consultants to ensure suitable lighting levels and character are achieved.

Opportunities to be generally explored for placemaking and precinct identity in developing detailed concepts include:

- Consider opportunities for interpretive / public art elements relating to local community, environment, heritage and living culture of Parramatta.
- Investigate making provisions for bicycle storage and other initiatives that expand the sustainable transport initiatives of Council.

Streetscape analysis for relevant frontages of the centre have been provided in the following pages of this report, highlighting specific public domain issues and opportunities. It is understood that this analysis and general discussion of proposals is consistent with Council’s public domain methodology as set out in the Guidelines. Scentre Group looks forward to working closely with Council in the development of detailed landscape and public domain design and documentation to meet their requirements.



G. CITY OF PARRAMATTA PUBLIC DOMAIN PALETTE

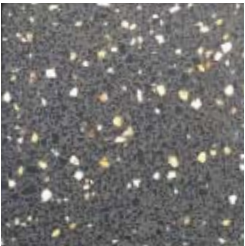
The finishes and fixtures below have been taken from Council’s Public Domain Guidelines (2017).

Marsden and Argyle Streets

Paving

Main body - continued use of concrete pavers for consistency of appearance, high quality finish and durability.

Vehicle crossing, kerb ramp - concrete pavers to match the footpath treatment. Use smaller unit sizes on vehicle crossing.



Main body
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 300x300x60mm
Finish: honed



Vehicle crossing
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 150x150x60mm
Finish: honed



Kerb ramp
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 300x300x60mm
Finish: shotblast

Church Street

Paving

Main body - uniform dark grey granite flagstones in a variety of sizes and finishes.

Vehicle crossing, kerb ramp - granite flagstones to match the footpath treatment. Use smaller stone sizes on vehicle crossings as required to suit vehicular load.



Main body
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 600x300x50, 400x300x50mm
Finish: exfoliated



Vehicle crossing
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 400x300x50, 200x300x50mm
Finish: exfoliated



Kerb ramp
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 400x300x50, 200x300x50, 600x300x50mm
Finish: exfoliated

Furniture



Material: cast aluminium frame and panel and seat
Finish: powdercoated
Colour: Dulux Precious® Silver Pearl
PCC Currently Used Model: SFA Concourse 3 Seater*



Material: stainless steel or aluminium body
Finish: brushed or powdercoated
Size varies to suit traffic requirements



Bin -
Material: mild steel frame, gal panels and stainless steel chute
Finish: powdercoated
Colour: black
Capacity: 120L
Lock assembly: PCC key-alike system
Cigarette Butt Bin -
Material: mild steel and stainless steel cover



Material: stainless steel
Finish: polished
PCC Currently Used Model: SFA Semi Hoop*



Material: cast aluminium frame and panel and seat
Finish: powdercoated
Colour: Dulux Precious® Silver Pearl
PCC Currently Used Model: SFA Concourse 3 Seater*



Material: stainless steel or aluminium body
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Material: stainless steel
Finish: polished
PCC Currently Used Model: SFA Semi Hoop*



Furniture

H. DEPARTMENT OF PLANNING SEAR’S LETTER RESPONSE

This Indicative Concept Plan illustrating landscape public domain concept proposals has been adjusted from the Part 3A application to suit the concept commercial lobby to Argyle Street, and adjoining portions of Marsden and Church streets and the intersection of Aird and Church Street.

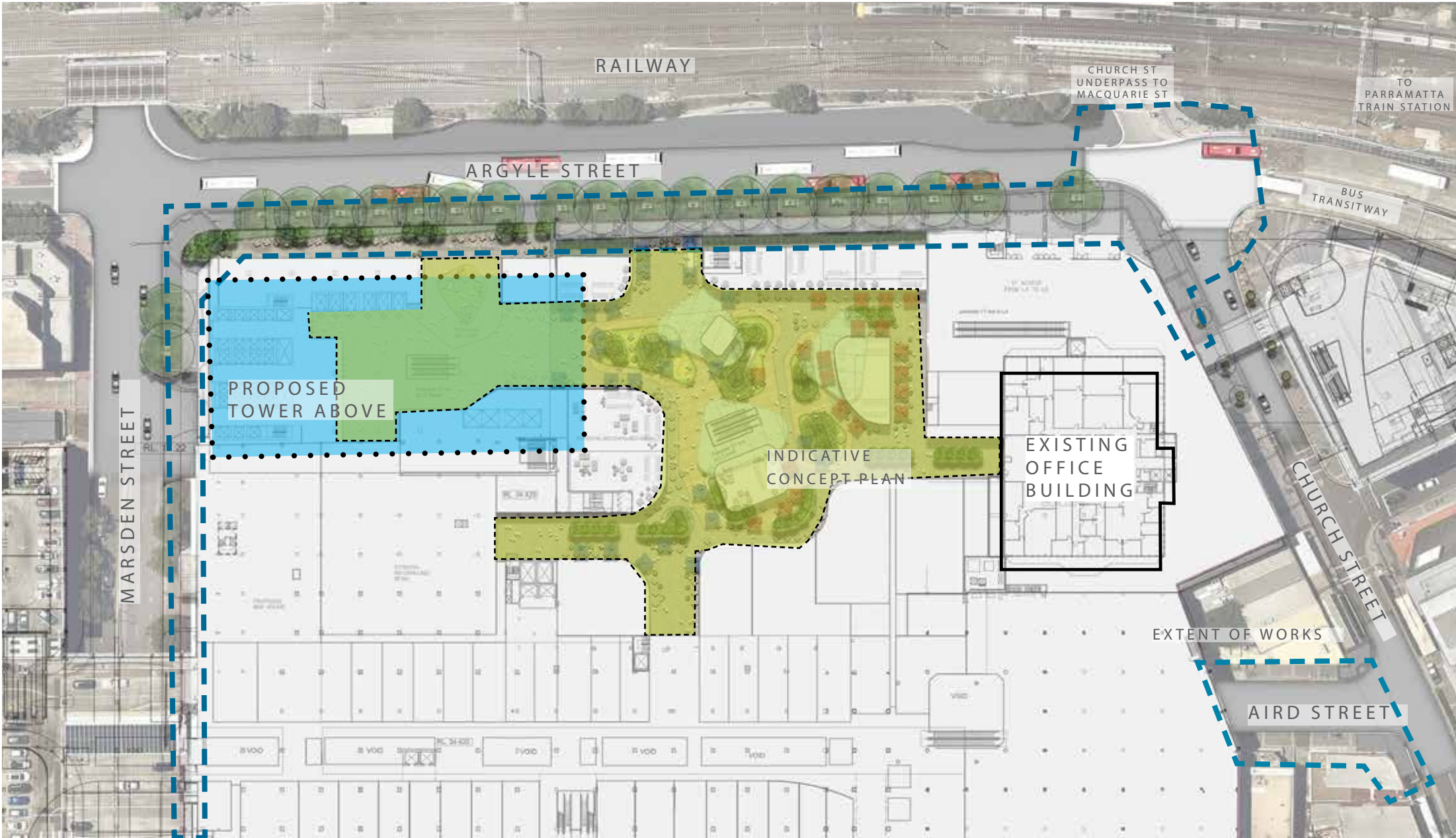
The public domain and new public art proposals respond to the relevant items in the Secretary’s Environmental Assessment Requirements (SEAR’s) letter dated 29.9.17. In summary this requests that a response be provided that:

- Outlines the scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange;
- Include a Public Domain Upgrade Plan for the project covering the street edges of Church, Argyle, Marsden, Aird and Campbell Streets.

Parramatta City Council’s response to the SEAR’s comments in regard to public domain have been reviewed and addressed in the proposals for the subject scope area fronting the proposed development and centre improvements.

All proposed public domain improvements have been prepared to be consistent with the City of Parramatta Public Domain Guidelines (July 2017) and aim to enrich the precinct identity, improve the general amenity and improve the quality of finishes of the areas.

The potential to contribute public art to the Church Street underpass to Macquarie Street has been indicated, demonstrating a public art opportunity through providing a range of indicative options that respond to the specific opportunities of the underpass and interface with existing public art treatment of the adjoining retaining walls.



Related Landscape and Public Domain Areas - Indicative only, refer Architects plan for detail.



Indicative Landscape Design Imagery: Activated streetfronts; public art to Church St link; destination rooftop landscape and retail.

I. INDICATIVE PODIUM RETAIL AND LANDSCAPE

An indicative concept plan of a destination landscape and dining rooftop is envisioned, Providing a new family and outdoor rooftop dining identity for the area. The podium landscape integrates closely with the existing and proposed tower lobbies, with a contemporary design of retail pavilions with indoor and outdoor seating set in a lush garden setting. The detail of these areas is subject to design development at DA stage, with indicative concept plans and images provided below to demonstrate the potential for integrated retail and podium landscape.



Indicative Podium Landscape Design Imagery

J. PRECINCT PLAN - ARGYLE STREET (WESTERN FRONTAGE) AND CHURCH STREETS



- Legend
- ① Pedestrian Paving Upgrades
 - ② Additional Public Art opportunity
 - ③ New street tree planting
 - ④ Public seating outside boundary
 - ⑤ New road paving

Design Imagery:



Landscape Character

The corner of Argyle & Church street presents as a primary entrance servicing pedestrian access from the pedestrian crossing to the Church street underpass, and towards the station and transport interchange to the east.

The existing street scape consists of charcoal pebblecrete pavers with blonde highlight banding and kerb trim. Freestanding planters occur along the street edge of the footpath.

Public Domain Opportunities

Upgrade of public domain paving to correspond with City of Parramatta Council Granite paving palette.

Increase in general public amenity with additional ‘sculptural’ bespoke ‘cube’ seating.

Improved connection and potential introduction of additional public art to the Church St underpass.

Paving to the intersection of Argyle and Church St will improve pedestrian connectivity with Parramatta Square and enhance visual amenity.

Upgrade intersection of Aird and Church Street to minimise crossing distance.

Benefits of Public Domain Upgrades

Improved pedestrian user experience and continuity of Westfield entry.

Improve the current experience and activation of frontage with additional activity and passive surveillance.



Existing Site Photos

K. PRECINCT PLAN - CORNER ARGYLE STREET (EASTERN FRONTAGE) AND MARSDEN STREET



- Legend
- ① Pedestrian Paving Upgrades
 - ② New Lobby Entry
 - ③ Retained street planting
 - ④ Bench seating
 - ⑤ Lift Lobby

Landscape Character

The corner of Marsden & Argyle Street presents as a general frontage with limited retail access. At Marden Street there is a loading dock providing for goods delivery and service access.

Public Domain Opportunities

Upgrade of public domain paving to correspond with City of Parramatta Council Concrete Paver palette.

Upgrade of inconsistent private paving located under building above, including to commercial lift lobby and to differentiate service areas.

Upgrade of existing Plane tree pits to include massed groundcover planting

New street furniture to the recommended Council palette, with adjusted locations to suit
New commercial tower lobby frontage / bus stop locations.

Benefits of Public Domain Upgrades

Paving upgrades to eliminate inconsistencies will create a unified frontage and more defined pedestrian zones.

Paving upgrades to eliminate potential trip hazards from brick paving

Additional landscape groundcover planting to provide visual buffer and softening of hardstand.

Introduction of activated lift lobby frontages providing activity and passive surveillance.

Commercial lobby entry to improve entry definition and streetscape activation.



Existing Site Photos

L. PUBLIC ART STRATEGY FOR CHURCH STREET UNDERPASS

The SEAR’s letter comments and Council feedback suggested public art treatment of the Church Street underpass, including:

- Upgrade the interface of the railway underpass to improve visual continuity & permeability;
- Enhance connections between the southern part of Church Street & future Parramatta Square.

Site Image Public Art Consultants have completed numerous significant public art strategies and installed artworks. For this location the strong visual character of the artwork textures in the adjoining retaining walls is considered best complemented by treatment of the soffit of the railway bridge. A range of ‘light art’ proposals are illustrated, and indicate a general approach for future detailed artwork proposals to be developed in cooperation with Council.



Existing Church Street Underpass



Indicative Design Imagery



PUBLIC DOMAIN

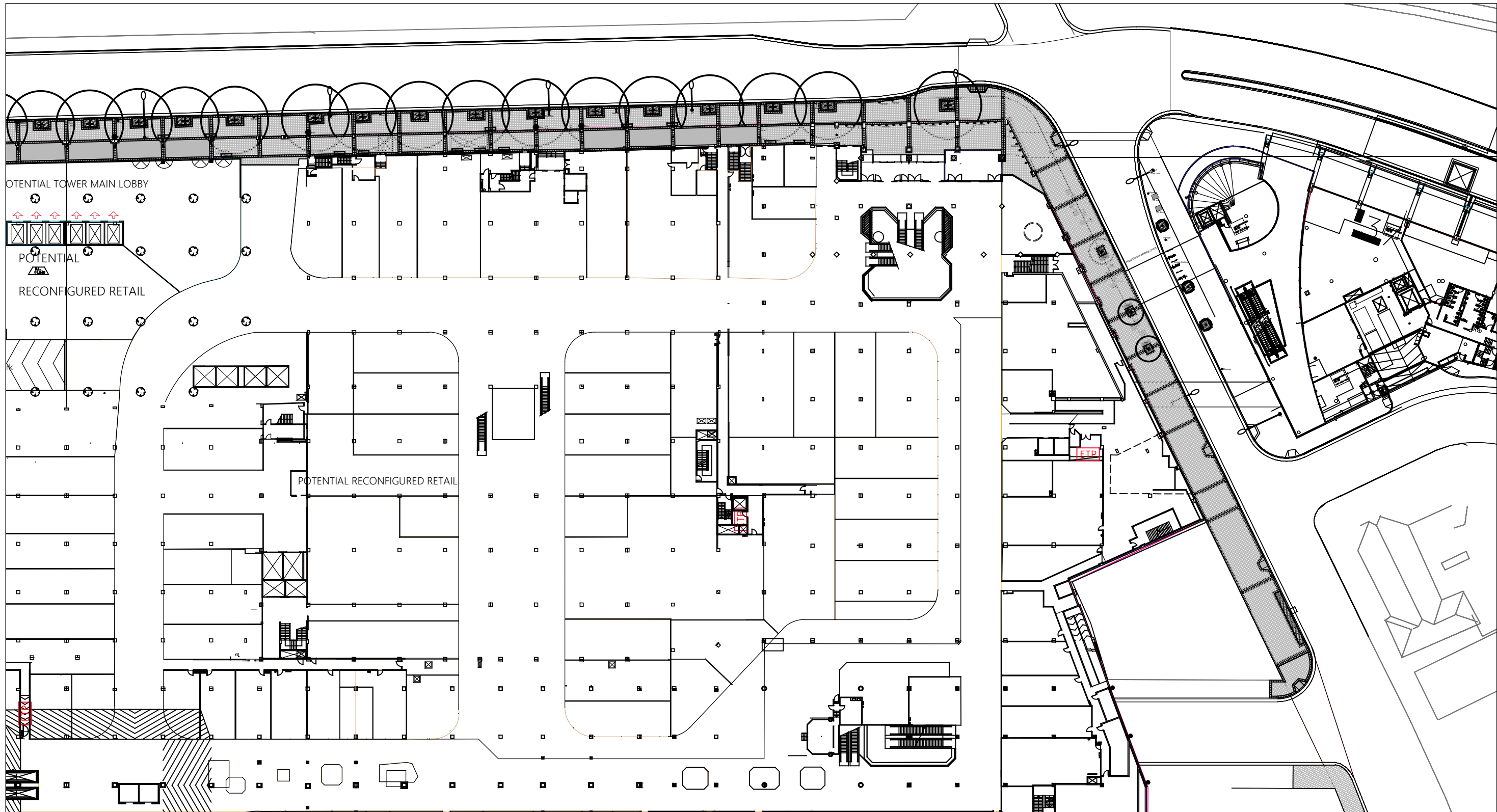
WESTFIELD PARRAMATTA

159-175 CHURCH STREET PARRAMATTA NSW 2150

INDICATIVE LANDSCAPE CONCEPT PLANS

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
L-000	COVER SHEET	
L-100	OVERALL SITE PLAN	1:400
L-101	LANDSCAPE CONCEPT PLAN - ARGYLE STREET WEST	1:100
L-102	LANDSCAPE CONCEPT PLAN - ARGYLE STREET CENTER	1:100
L-103	LANDSCAPE CONCEPT PLAN - ARGYLE STREET EAST	1:100
L-104	LANDSCAPE CONCEPT PLAN - LEVEL 6 ROOF TERRACE	1:200



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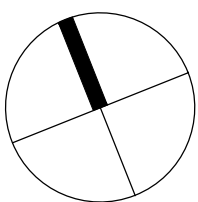
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C	Preliminary	PH	RS	22.07.2020
B	Preliminary	NPE	RS	23.04.2018
A	Preliminary	NP	RS	19.03.2018
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:



SITE IMAGE

Landscape Architects

Level 1, 3-5 Baptist Street
Rosedale NSW 2016
Australia

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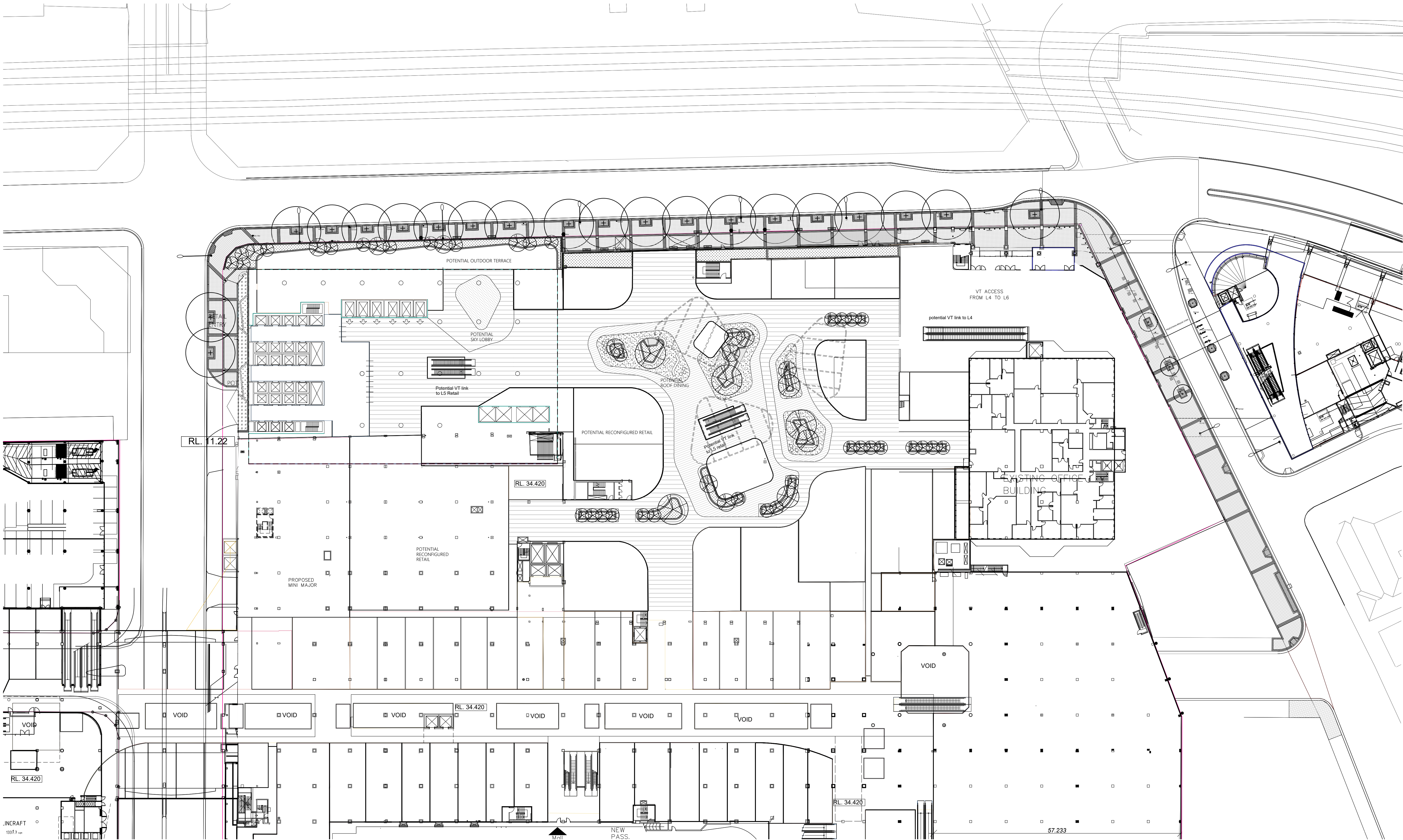
Project:
Westfield Parramatta
159-175 Church Street
Parramatta NSW 2150

Drawing Name:
Cover Sheet

INDICATIVE CONCEPT PLANS

Scale:
Job Number:
SS18-3759

Drawing Number:
Issue:
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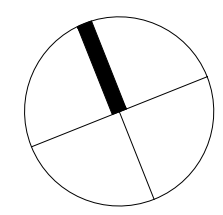
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A	Preliminary	NP	RS	19.03.2018
Issue	Revision Description	Drawn	Check	Date

- LEGEND
- Existing Trees
 - Proposed Groundcovers
 - Paving Pattern 1
 - Paving Banding
 - Paving Pattern 2

Key Plan:



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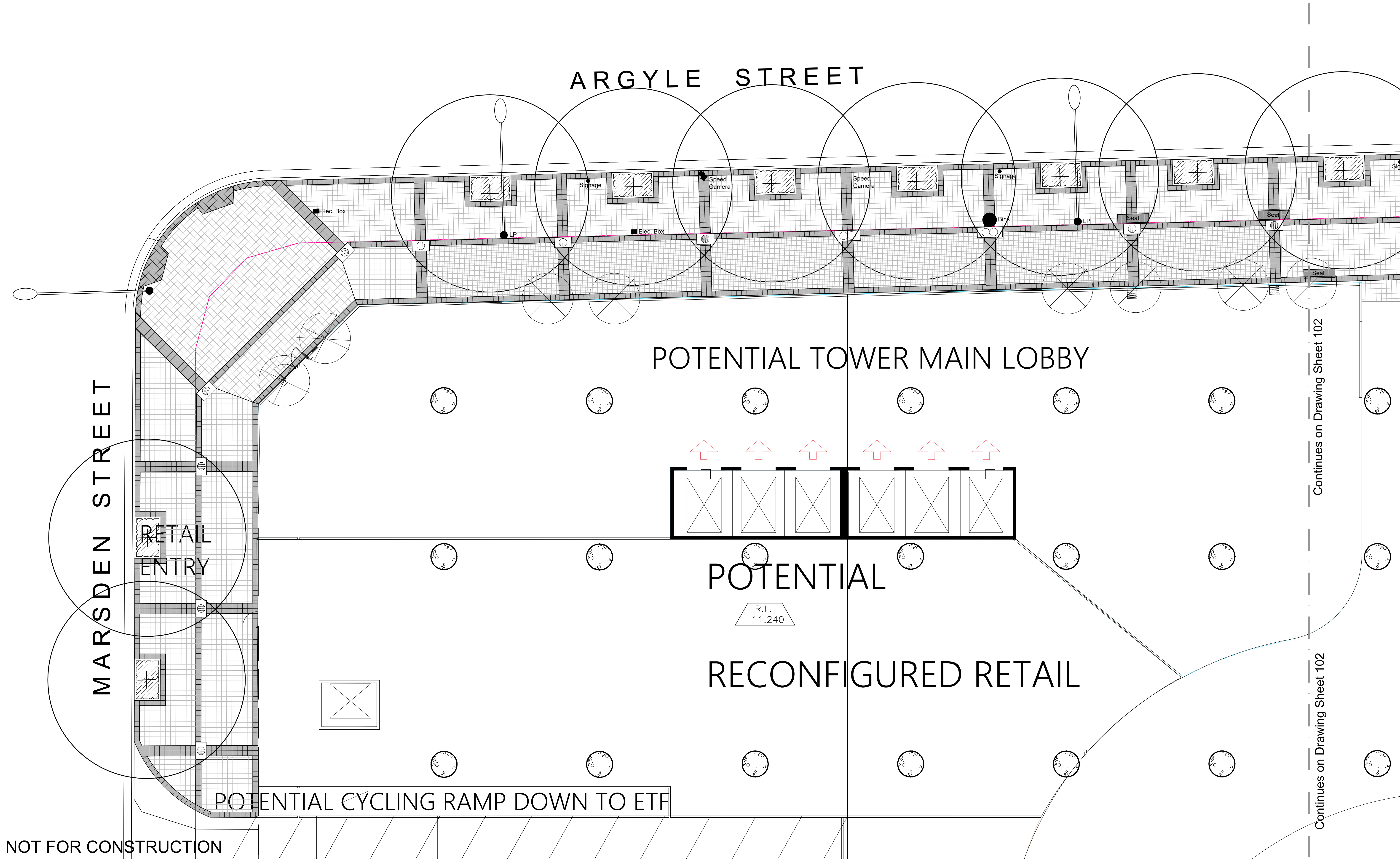
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Scentre Group

Project:
Westfield Parramatta
159-175 Church Street
Parramatta NSW 2150

Drawing Name:
Overall Site Plan

Scale: 1:400 @ A1
Job Number:
SS18-3759

Drawing Number:
L-100
Issue:
C



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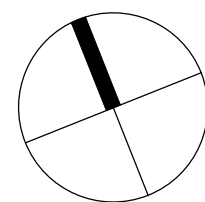
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LEGEND

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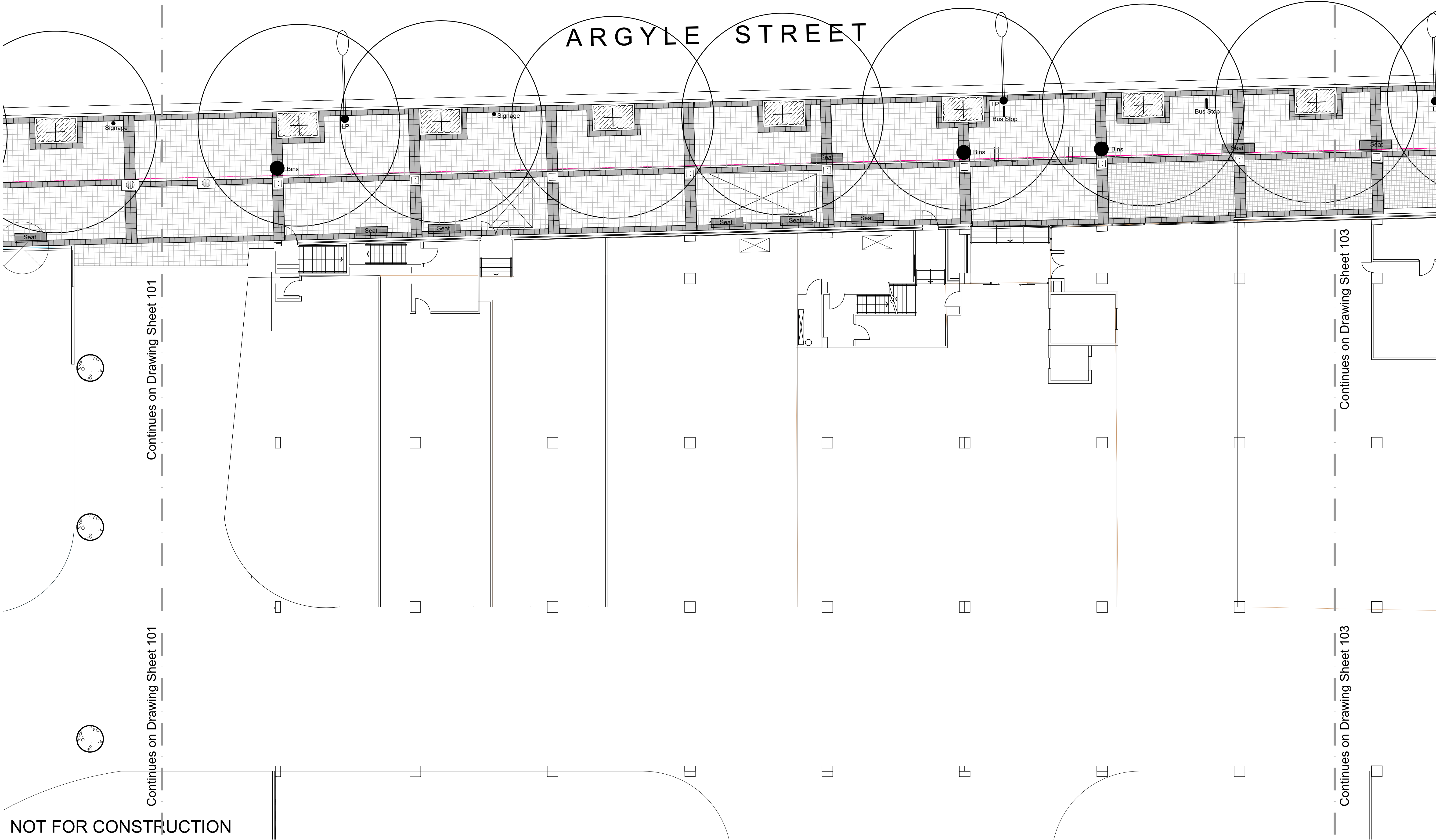
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Argyle Street West

INDICATIVE CONCEPT PLANS
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Job Number: SS18-3759
Drawing Number: L-101
Issue: C

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Sheet _ of _



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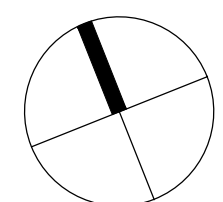
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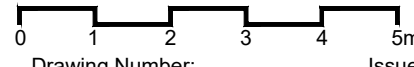
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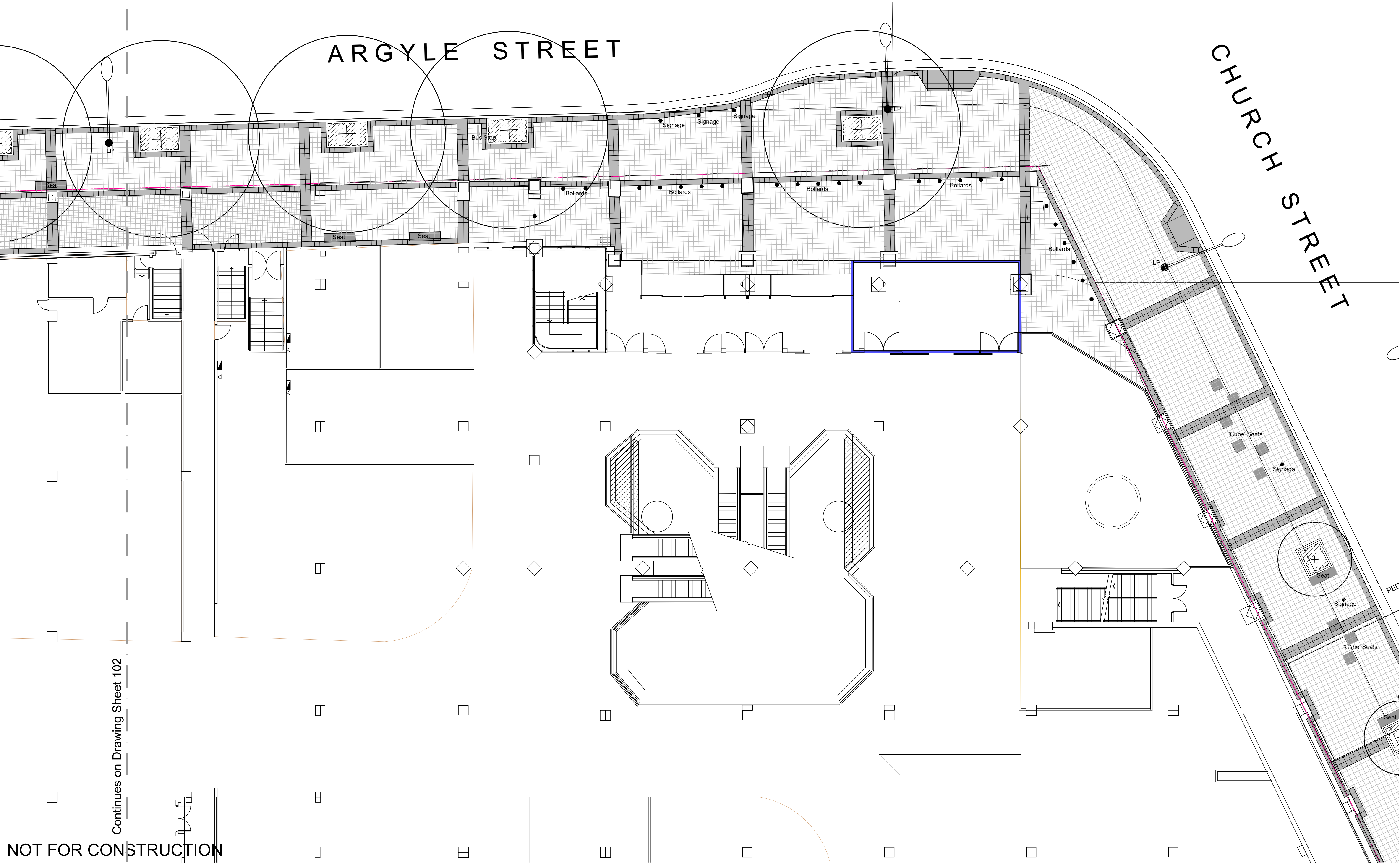
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Westfield Parramatta
159-175 Church Street
Parramatta NSW 2150

Drawing Name:
Landscape Concept Plan
Argyle Street Center

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Job Number:
SS18-3759



Sheet _ of _
L-102 C



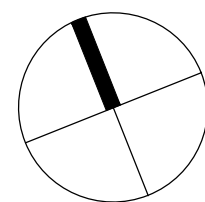
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

C	Preliminary	PH	RS	22.07.2020
B	Preliminary	NPE	RS	23.04.2018
A	Preliminary	NP	RS	19.03.2018
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:



SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Riedfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

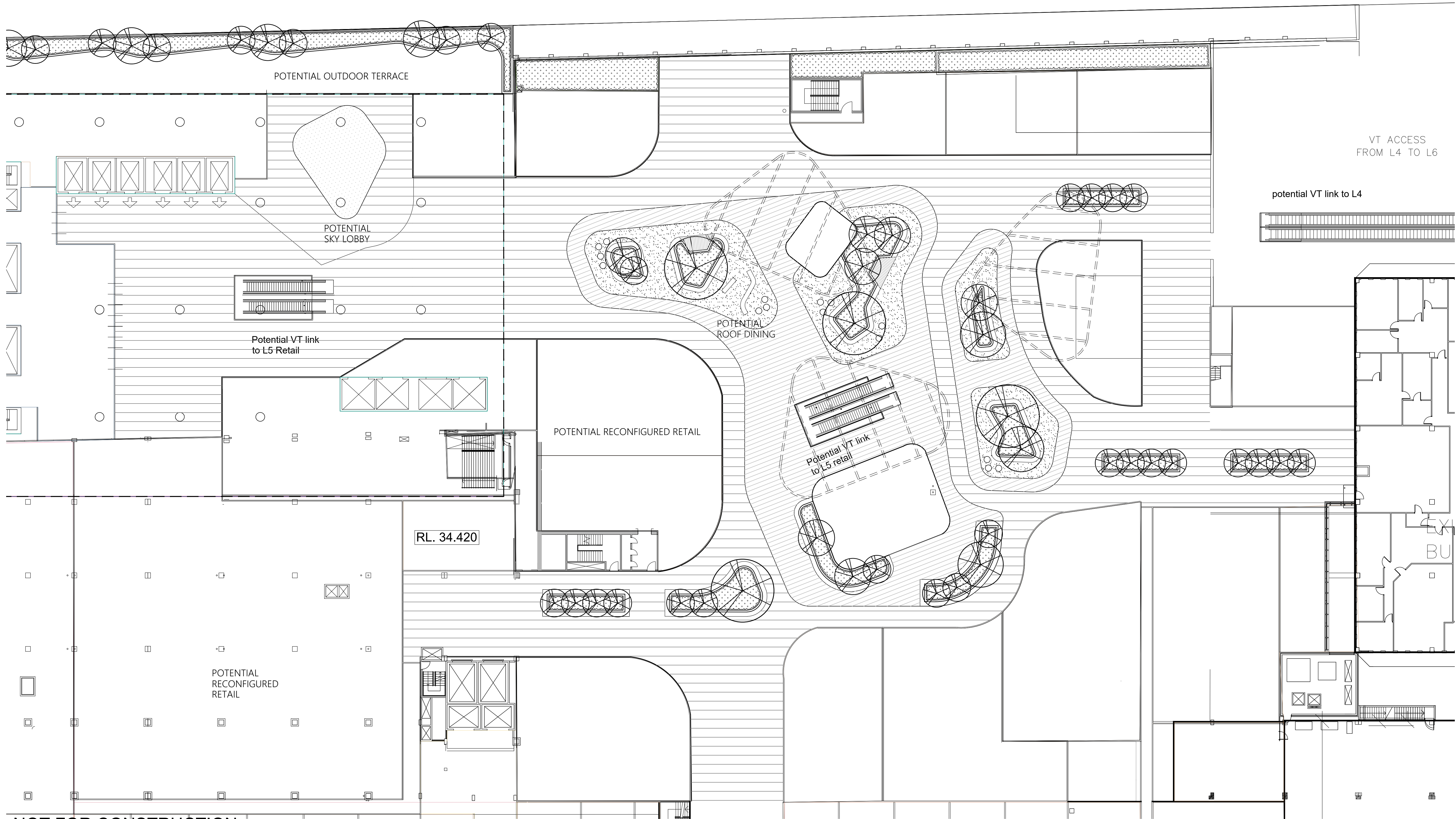
Client:
Scentre Group

Project:
Westfield Parramatta
159-175 Church Street
Parramatta NSW 2150

Drawing Name:
Landscape Concept Plan
Argyle Street East

Scale: 1:100 @ A1
Job Number:
SS18-3759

INDICATIVE CONCEPT PLANS
Drawing Number:
L-103
Issue:
C








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C	Preliminary
B	Preliminary
A	Preliminary
Issue	Revision Description

PH	RS	22.07.2020
NPE	RS	23.04.2018
NP	RS	19.03.2018
Drawn	Check	Date

LEGEND	
	Existing Trees
	Proposed Groundcovers
	Paving Pattern 1
	Paving Banding
	Paving Pattern 2

Key Plan:

SITE IMAGE



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Client:
Scentre Group

Project:
Westfield Parramatta
159-175 Church Street
Parramatta NSW 2150

Drawing Name:
Landscape Plan
- Level 6 Roof Terrace

INDICATIVE CONCEPT PLANS
Scale: 1:200 @ A1
Job Number: SS18-3759
Drawing Number: L-104
Issue: C

Sheet _ of _